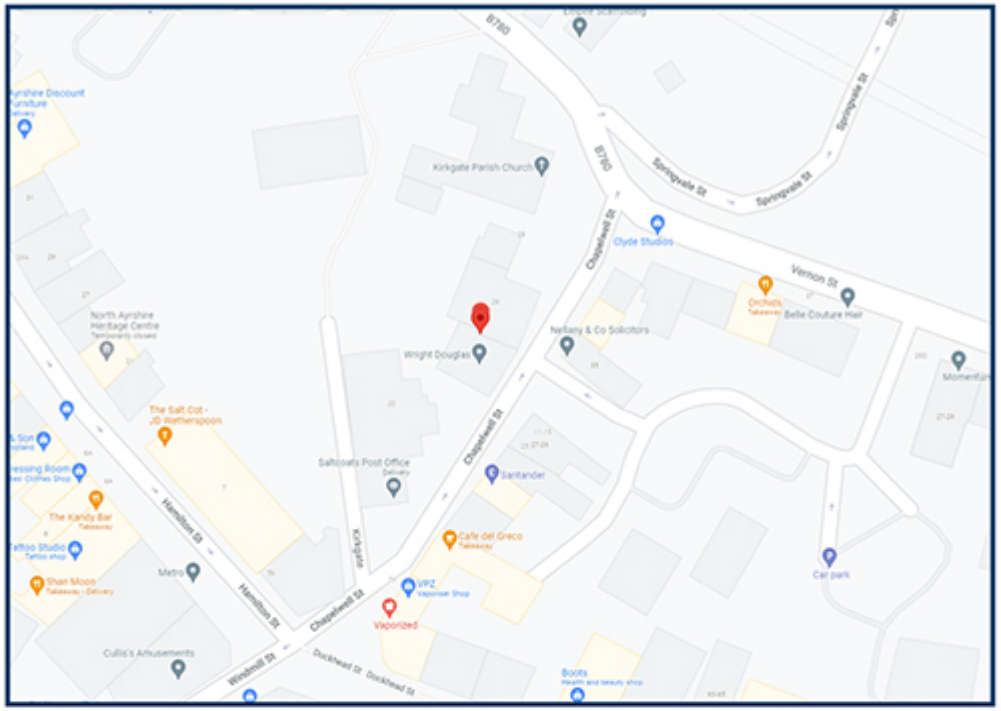
tsa Property Consultants

TO LET / FOR SALE

26 CHAPELWELL STREET, SALTCOATS, KA21 5EA

TOWN CENTRE HOT FOOD PREMISES



- Town Centre Location
- Extensive Frontage
- 2,213sq ft
- Hot Food Consent Granted
- Rent: £10,000p.a.x.
- Sale: o/o £88,000

LOCATION

The property is located on the West side of Chapelwell Street, South of its junction with Manse Street within the town of Saltcoats.

Saltcoats is situated in the West coast of North Ayrshire approximately 38miles south west of Glasgow and 21miles North if Ayr. The town is easily accessible via the M77 which links the Glasgow motorway network thus providing routes throughout Scotland. Direct train services into Saltcoats from Glasgow are regular along with indirect service to / from Ayr.

Neighbouring occupiers include Santander, VPZ, Sainsbury's, Boots & Betfred.

PROPERTY

The subjects comprise an extensive ground floor unit set within a larger four storey sandstone tenement of traditional construction surmounted by a pitched roof.

The property itself offers extensive frontage with granite facade and multiple display windows. Internally, the subjects have been partitioned to form multiple viewing rooms, private offices, w.c facilities and storage area.

AREA

The subjects have been measured on a Net Internal Area basis extending to the floor area;

Ground: 295.58sqm (2,213sq ft)

NAV/RV

£19,800

The property qualifies for rates discount under the S.B.B.S, any owner / tenant has the right of rates appeal upon taking entry / ownership of the property

RENT
The property is available on a new full repairing and insuring head lease for a negotiable term for £10,000p.a.

PRICE
Our client would dispose of their freehold interest for offers over £88,000

V.A.T
Figures quoted are exclusive of V.A.T.

E.P.C
Available on request

PLANNING & TITLE
Available on request

VIEWING
By appointment only, alternatively virtual viewings can be booked.

LEGAL
Each party shall bear their own legal costs incurred in the transaction

ANTI-MONEY LAUNDERING
In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.

Jas Aujla
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